



Mayor Michael B. Coleman

# BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: 13310-0-00225  
 Date Received: 4/8/13  
 Commission/Civic: Hilltop  
 Existing Zoning: SR Application Accepted by: D. Reiss Fee: \$315.00  
 Comments: 6/25/13

## TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

3332-26 allow parking in required 5ft side yard at back. Redw side yard to 0 ft.

3332-25 maxim. 2 side yard to allow 7.1 ft instead of 12-6 ft

3312-13 driveway serving 1-8, residential spots max width 28ft instead of 30ft.

## LOCATION

1. Certified Address Number and Street Name 1717 Demarest Road  
 City Columbus State Ohio Zip 43229  
 Parcel Number (only one required) 570-155440

## APPLICANT: (IF DIFFERENT FROM OWNER)

Name \_\_\_\_\_  
 Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

## PROPERTY OWNER(S):

Name Ed & Jane Barnett  
 Address 1717 Demarest Road City/State Columbus, OH Zip 43229  
 Phone # 614-277-0595 Fax # \_\_\_\_\_ Email edbarnett17@hotmail.com  
☐ Check here if listing additional property owners on a separate page.

## ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name \_\_\_\_\_  
 Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_

## SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]  
 PROPERTY OWNER SIGNATURE [Signature] [Signature]  
 ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

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## AFFIDAVIT

**13310-00225**  
**1717 Demorest Rd.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Ed Barnett  
of (1) MAILING ADDRESS 1717 Demorest Road COL, OH 43228  
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the  
name(s) and mailing address(es) of all the owners of record of the property located at  
(2) per ADDRESS CARD FOR PROPERTY  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building  
and Zoning Services, on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) Ed & Jane Barnett

AND MAILING ADDRESS

1717 Demorest Road  
Columbus, OH 43228

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

(same as owner)

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) GREATER HILLTOP AREA COMMISSION  
P.O. Box 28052  
Columbus, OH 43228  
GREG LARGE (Zoning Chairman)

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME	(6A) ADDRESS OF PROPERTY	(6B) PROPERTY OWNER(S) MAILING ADDRESS
<u>Sharon J Bere</u>	<u>1709 Demorest Rd</u>	<u>COL OH 43228</u>
<u>Valeriy &amp; Vera Balik</u>	<u>1675 Kildare PL</u>	<u>COL OH 43228</u>
<u>Gary &amp; Dixie Carder</u>	<u>1725 Demorest Rd</u>	<u>COL OH 43228</u>
<u>WALT CHAFFIN / EDNA WILLIAMS</u>	<u>1698 Demorest Rd</u>	<u>COL OH 43228</u>
<u>MARY DAVIS</u>	<u>1702 Carrigallen LN</u>	<u>COL OH 43228</u>

☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8) Ed Barnett

Subscribed to me in my presence and before me this 8<sup>th</sup> day of April, in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8) Nicole Burge

My Commission Expires:

11/17/2013



**NICOLE BURGE**

NOTARY PUBLIC, STATE OF OHIO

MY COMMISSION EXPIRES 11/17/2013

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**APPLICANT**

ED & JANE BARNETT  
1717 DEMOREST ROAD  
COLUMBUS, OHIO 43228

**PROPERTY OWNER**

ED & JANE BARNETT  
1717 DEMOREST ROAD  
COLUMBUS, OHIO 43228

**AREA COMMISSION**

GREATER HILLTOP AREA COMMISSION  
C/O GREG LARGE (Zoning Chairman)  
PO BOX 28052  
COLUMBUS, OHIO 43228

**SURROUNDING PROPERTY OWNERS**

SHARON J BARE  
1709 DEMOREST ROAD  
COLUMBUS, OH 43228

VALERIY & VERA BALIK  
1675 KILDARE PLACE  
COLUMBUS, OH 43228

GARY & DIXIE CARDER  
1725 DEMOREST ROAD  
COLUMBUS, OH 43228

WALT CHAFFIN / EDNA WILLIAMS  
1698 DEMOREST ROAD  
COLUMBUS, OH 43228

MARY E DAVIS  
1702 CARRIGALLEN LN  
COLUMBUS, OH 43228

DESI & CYNTHIA DEAN  
1710 CARRIGALLEN LN  
COLUMBUS, OH 43228

HELEN DICK  
1731 DEMOREST ROAD  
COLUMBUS, OH 43228

DONNA HUTT  
1730 CARRIGALLEN LN  
COLUMBUS, OH 43228

JOSEPH KLIEN  
1700 DEMOREST ROAD  
COLUMBUS, OH 43228

**13310-00225**  
**1717 Demorest Rd.**

LARRY LYKINS

1694 CARRIGALLEN LN

COLUMBUS, OH 43228

PAUL & LINDA MCCOY

1718 CARRIGALLEN LN

COLUMBUS, OH 43228

GERALD ROUNDTREE

1701 DEMOREST ROAD

COLUMBUS, OH 43228

**13310-00225**  
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### STATEMENT OF HARDSHIP

**13310-00225**

APPLICATION # \_\_\_\_\_

**1717 Demorest Rd.**

#### 3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
  2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
  3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
  4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

No off street parking available

No sidewalk access available from closest sidestreet

No alleys behind house/no entrance available to rear of property w/o trespass

Located in curve in road -- poor visibility

Illegal to back into main-thoroughfare (also very dangerous) poor visibility

Road more heavily trafficked now due to additional land development

Speed limit still 35 but traffic exceeds daily/often

Stopping on roadway to back into driveway could also be very dangerous

Current economy consolidating families = more members/more vehicles per household

Homes/garages not built years ago to accommodate current trucks, SUVs, autos, vans

Conforms to several current properties w/ this improvement.

Signature of Applicant

Edward Bant

Date 4-8-13

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13310-00225  
1717 Demorest Rd.

## Property Report

Generated on 03/26/13 at 06:07:43 PM

Parcel ID  
570-155440-00

Map Routing No  
570-M148BB -052-00

Card No  
1

Location  
1717 DEMOREST RD

GIS



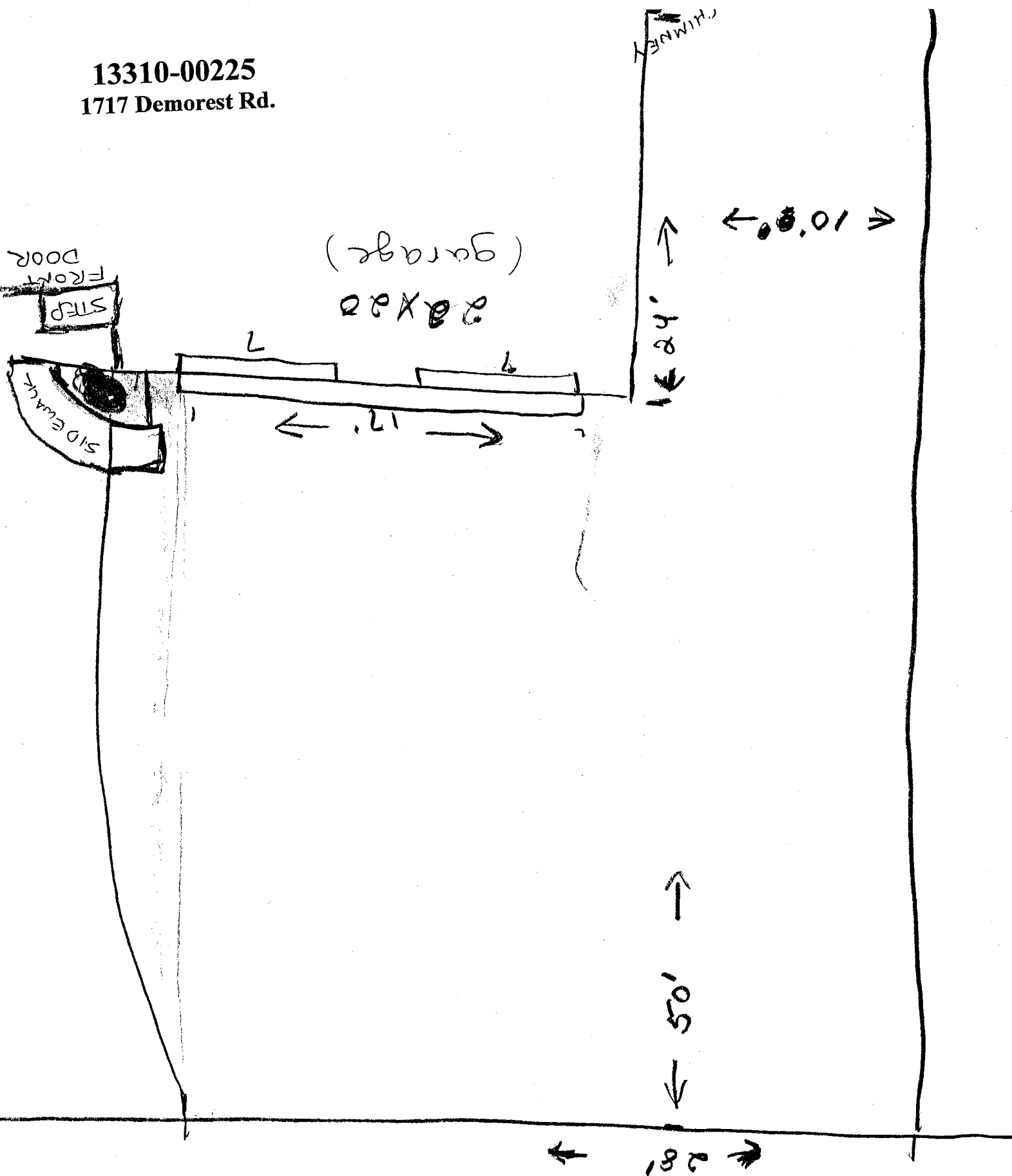
### Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

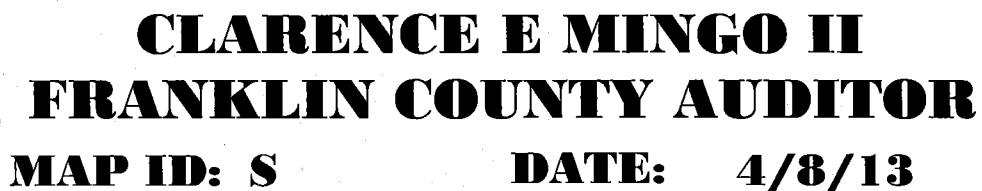
Sideyard setback  
max side yard  
required

13310-00225  
1717 Demorest Rd.



DEMOREST ROAD







# City of Columbus

## Address Plat



### CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form  
are Herein Certified for Securing  
of Building & Utility Permits

Parcel ID: 570155440

Project Name: SINGLE FAMILY HOME

House Number: 1717

Street Name: DEMOREST RD

Lot Number: 46

Subdivision: IRISH HILLS

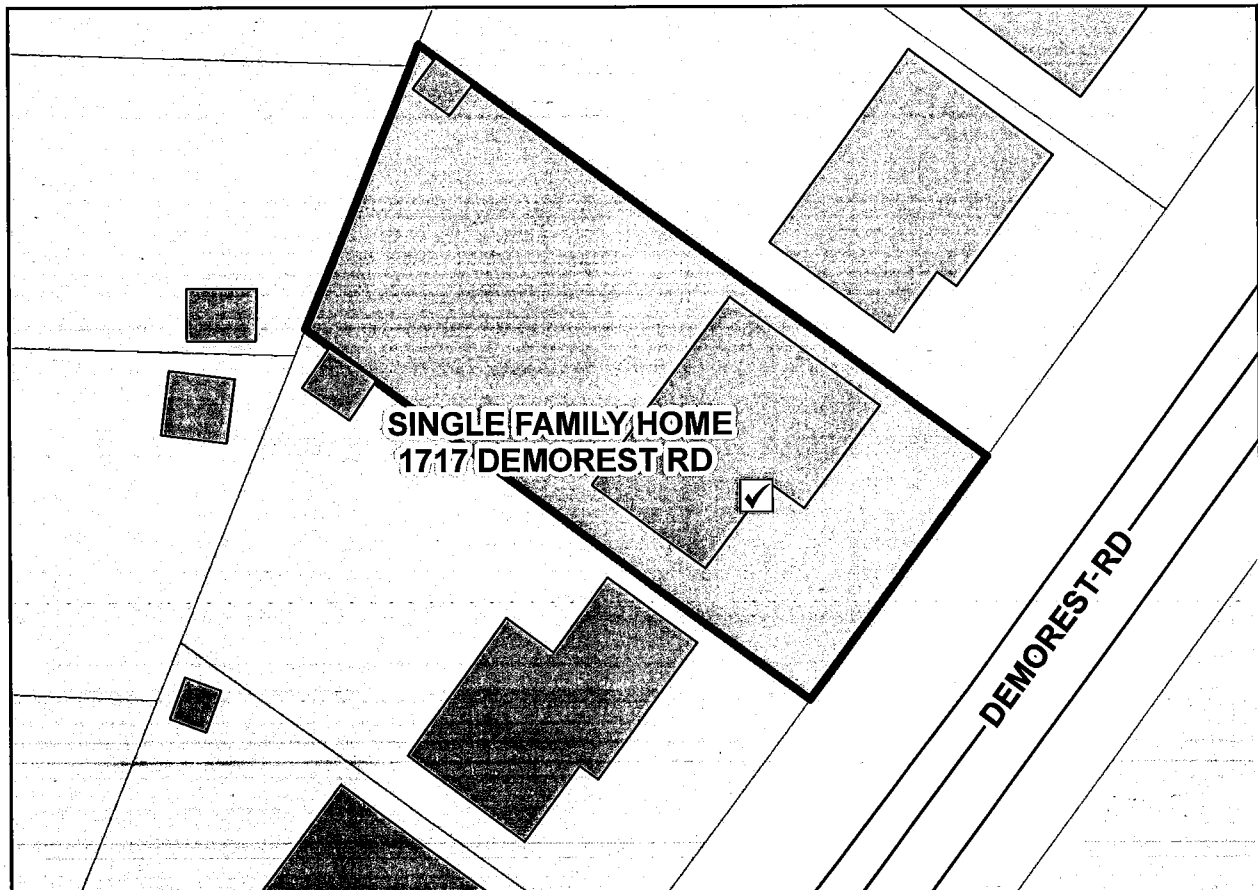
Work Done: REMODEL

Complex: N/A

Owner: EDWARD L BARNETT AND JANE E GOLDHARDT

Requested By: HOCKADEN-LIPES-ROUSCULP INC

Printed By: James P. Reagan Date: 4/3/2013



SCALE: 1 inch = 40 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

GIS FILE NUMBER: 240713

Re: 1717 DEMOREST Order Number:

13470-00835

ITEM\# CODE SECTION

COMMENTS

### Zoning Violations

3305.01 Certificate of zoning clearance

LACK OF ZONING CLEARANCE: DRIVEWAY EXPANSION TO  
ACCOMMODATE ADDITIONAL  
PARKING; OBSTRUCTING SIDE YARD; CANOPY/CARPORT  
ATTACHED TO MAIN STRUCTURE.

CEASE USE/REMOVE UNTIL ZONING CLEARANCE  
CONDITIONS AND OR IMPROVEMENTS FOR  
CLEARANCE APPROVAL ARE IN COMPLIANCE.

2 3305.03 Authority and compliance

ANY ZONING CLEARANCE MUST COME INTO COMPLIANCE  
WITH ANY ADMINISTRATIVE  
AUTHORIZATION, REQUIREMENT, OR CONDITION OF ANY  
APPROVED VARIANCE, SPECIAL  
PERMIT OR REZONING.

3 3332.28 Side or rear yard obstruction

OBSTRUCTION OF SIDE YARD: ACCOMMODATING  
PARKING/STORING OF MOTOR VEHICLE(S).  
CEASE USE.

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### PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #

**13310-00225**

STATE OF OHIO

COUNTY OF FRANKLIN

**1717 Demorest Rd.**

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS) Ed Barnett 1717 Demorest Rd COL, OH 43229

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Jane Barnett

1717 Demorest Rd COL, OH 43229

Ed Barnett

1717 Demorest Rd COL, OH 43229

SIGNATURE OF AFFIANT

Ed Barnett

Subscribed to me in my presence and before me this 8<sup>th</sup> day of April, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Nicole Burge

My Commission Expires:

11/17/2013



**NICOLE BURGE**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 11/17/2013

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